



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2639  
[www.raleighnc.gov](http://www.raleighnc.gov)

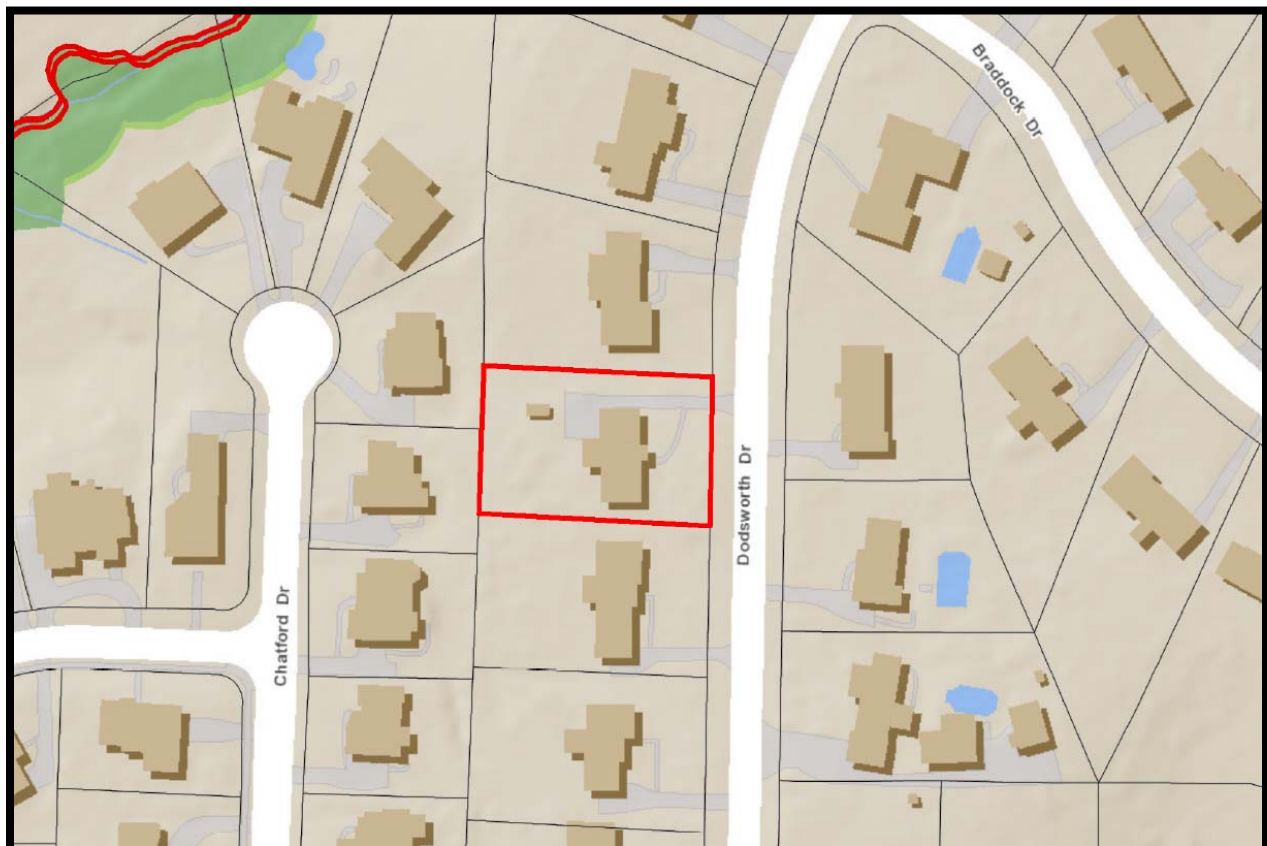
**Case File:** A-12-18

**Property Address:** 6115 Dodsworth Drive

**Property Owner:** Gordon and Catherine Lehman

**Project Contact:** Catherine Lehman

**Nature of Case:** Request for a Special Use Permit pursuant to Sections 6.7.3.E. and Section 10.2.9. of the Unified Development Ordinance to permit a Live-Work unit for a tennis-racquet re-stringing business on a .49 acre parcel zoned Residential-4 and Neighborhood Conservation Overlay District and located at 6115 Dodsworth Drive.



**6115 Dodsworth Drive – Location Map**

**ADDITIONAL  
NOTES:**

Applicant has provided an addendum to their application noting compliance with the requirements for Live-Work per Section 6.7.3.E. of the Unified Development Ordinance.

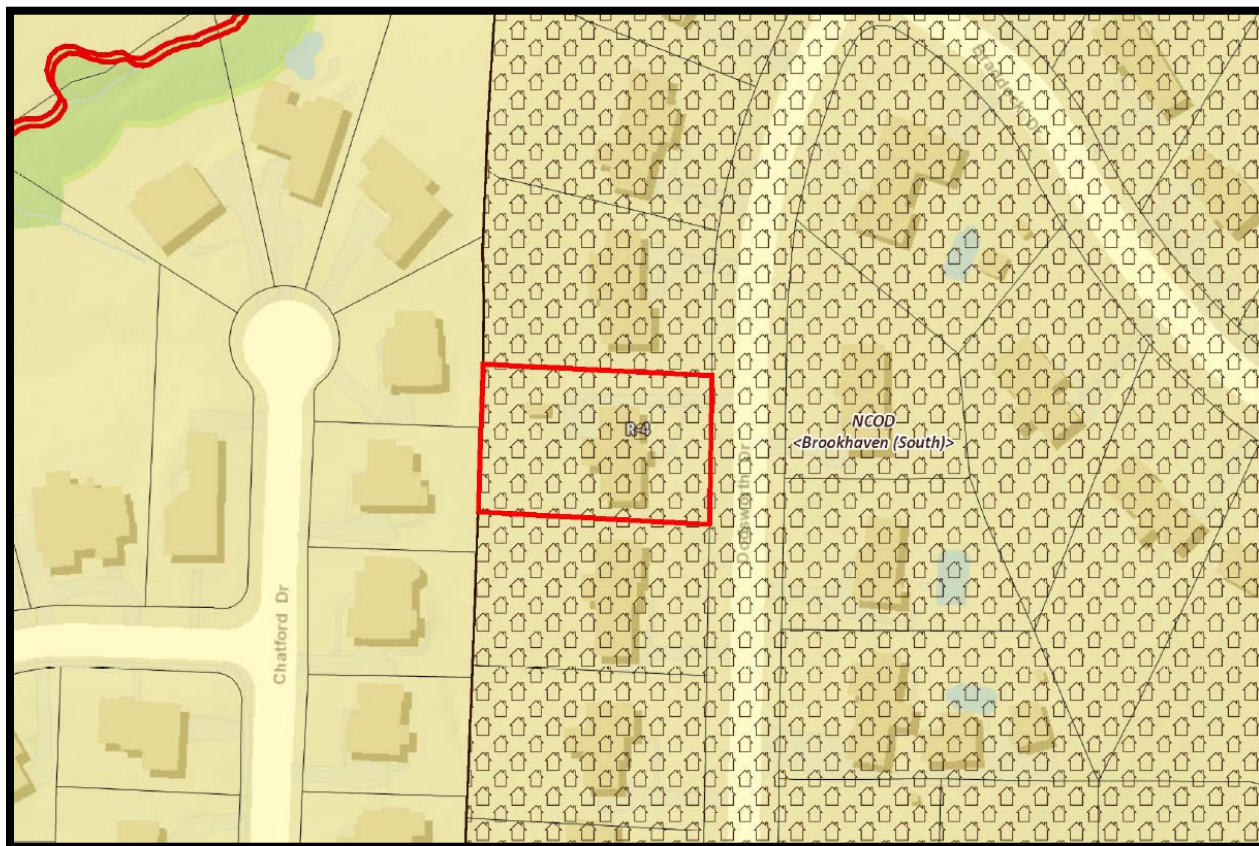
**PREVIOUS  
VARIANCES:**

None

**To BOA:** 2-12-18

**Staff Coordinator:** Eric S. Hodge, AICP

**Zoning District:** Residential-4



**6115 Dodsworth Drive - Zoning Map**

**SHOWINGS:** In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

#### Sec. 6.7.3.E.. Live Work

**Live-Work** An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with Sec. 10.2.9. is required for a live-work unit.
2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.
3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.
4. Work space within the unit may be used as an office, studio, gallery, beauty/ hair salon, or for production involving the use of hand tools and small-scale, light equipment.
5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.
6. No specialty service such as, but not limited to, dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.
7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully-enclosed accessory structure only.
8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.

9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.

10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.

11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000 lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.

12. No more than 5 customers are permitted on the premises at any one time.

13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.

14. One additional on-site parking space is required per live-work unit.

# Special Use Permit Application



**RALEIGH** For Submittal or Data  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

<p><b>Nature of request (Submit addendum on separate sheet, if more space is needed.)</b> I am requesting a permit to use a 150ft<sup>2</sup> area in our residential home for business purposes. My business is re-stringing tennis racquets for local athletes. These customers will only be on our property for typically 5-10 minutes while dropping-off, or picking-up, their racquets. We will typically only have one or two customers visiting at a time and never more than 5 at a time.</p> <p><b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.</b> N/A</p>	<p><b>OFFICE USE ONLY</b></p>
	<p>Transaction Number</p> <p>A-12-18</p>

GENERAL INFORMATION		
Property Address	6115 Dodsworth Dr, Raleigh, NC 27612	
Date	12/18/2017	
Property PIN	0796191869	Current Zoning R-4
Nearest Intersection	Creedmoor & Millbrook	Property size (in acres) 0.49
Property Owner	Lehman, Gordon R Jr, Catherine C	Phone 919-510-6698 Fax N/A
Owner's Mailing Address	6115 Dodsworth Dr, Raleigh, NC 27612	
Email	lehman105@gmail.com	
Project Contact Person	Catherine Lehman	Phone 919-510-6698 Fax N/A
Contact's Mailing Address	6115 Dodsworth Dr, Raleigh, NC 27612	
Email	lehman105@gmail.com	
Property Owner Signature		
Notary	<p>Notary Signature </p> <p>Sworn and subscribed before me this <u>18</u> day of <u>December</u>, 20<u>17</u></p> <p></p>	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

**Catherine Lehman**  
**6115 Dodsworth Dr, Raleigh, NC 27612**

**Live-Work** An occupation that provides a service or product that is conducted wholly within a residential dwelling that allows employees, customers, clients or patrons to visit.

1. In a Residential District, a special use permit issued in accordance with *Sec. 10.2.9* is required for a live-work unit.
  - I intend to fully comply with the Live-Work rules and procedures defined in Sec 10.2.9 of the Unified Development Ordinance for Raleigh, NC.
2. A minimum of 1 individual must occupy the live-work unit as their primary place of residence.
  - I reside in this residence full time with my husband.
3. The live-work unit may employ no more than 2 individuals not living on the premises at any one time.
  - I am the owner/ sole proprietor of the racquet stringing business, and my husband is the only other employee of the business. I have no intention to have any other employees, but if I do I will fully comply with the mandate of a maximum of 2 people who do not reside on the property.
4. Work space within the unit may be used as an office, studio, gallery, beauty/ hair salon, or for production involving the use of hand tools and small-scale, light equipment.
  - I plan to use a spare bedroom for the work area, which is approximately 150 sq.ft. The stringing machine is small enough to sit on a rolling Audio/Video cart.
5. Resale of items such as, but not limited to, antiques, jewelry and clothing may be permitted in addition to handmade items produced in the live-work unit.
  - I will be selling the strings that are installed in the customer's racquets, and I will be collecting NC and local sales tax, and paying this on a quarterly basis as required by the state of North Carolina.
6. No specialty service such as, but not limited to, dance instruction, crafts, or music lessons shall be provided for a group larger than 5 persons.
  - There will be no special services such as training or instruction as part of this business, which would have more than 5 persons to be present.
7. No business storage or warehousing of material, supplies or equipment is permitted outdoors. Storage is permitted in the live-work unit or a fully-enclosed accessory structure only.
  - All supplies for this business will be stored within the 150 sq.ft. space dedicated for the business.
8. Except for permitted signage, there must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the work inside.
  - There will be no change to the exterior of our house or property.
9. Signage is limited to 1 unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.
  - I have no plans to display signage for this business, but if I do in the future, it will fully comply with the 3sf limit.
10. No equipment, vehicle or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.
  - The stringing machine is quiet enough that people can sleep in the room adjacent to where the stringing is being performed. I will ensure no other equipment will be used that would not comply with the above requirement.
11. Only 1 vehicle used in connection with the live-work use shall be parked or stored on the premises; provided, however, the vehicle must not be a bus, truck, van, trailer or other vehicle over 6,000lbs, as listed on the vehicle registration form, and no advertising or reference to the use may be displayed on the vehicle in any manner.
  - None of our vehicles are currently used in connection with our racquet stringing business, but if I ever obtain one it will comply with the one vehicle rule.
12. No more than 5 customers are permitted on the premises at any one time.
  - This business will never have more than 5 customers on the premises at one time, and typically it will only be 1 or 2 at one time. Our customers are only dropping off or picking up their racquets and this typically takes no more than 5-10 minutes and is scheduled by appointment.
13. The requirements for shipping and receiving of materials in connection with the business does not create excessive noise or traffic.
  - Any shipping or receiving of materials for this business will be done by FedEx, US Postal or UPS and be in boxes that can be hand carried. These services are already present in the community.
14. One additional on-site parking space is required per live-work unit.
  - We have plenty of off-street parking available on our current driveway, carport and garages for our customers. Please refer to the attached property plot plan/survey.


[Home](#)

## Wake County Real Estate Data Account Summary

Real Estate ID 0083713

PIN # 0796191869

Location Address  
6115 DODSWORTH DRProperty Description  
LO84 BROOKHAVEN SUB SE15
[iMaps](#)
[Tax Bills](#)
[Account Search](#)

[Pin/Parcel History](#) | [Search Results](#) | [New Search](#)
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

<b>Property Owner</b> <b>LEHMAN, GORDON R JR &amp; CATHERINE C</b> (Use the Deeds link to view any additional owners)		<b>Owner's Mailing Address</b> <b>6115 DODSWORTH DR</b> <b>RALEIGH NC 27612-2122</b>		<b>Property Location Address</b> <b>6115 DODSWORTH DR</b> <b>RALEIGH NC 27612-2122</b>	
<b>Administrative Data</b> Old Map # 377-00000-0281 Map/Scale 0796 05 VCS 07RA129 City RALEIGH Fire District Township HOUSE CREEK Land Class R<10-HS ETJ RA Spec Dist(s) R-4 Zoning History ID 1 History ID 2 Acreage .49 Permit Date 3/22/2010 Permit # 0000085432		<b>Transfer Information</b> Deed Date 4/3/2000 Book & Page 08554 2138 Revenue Stamps 510.00 Pkg Sale Date 4/3/2000 Pkg Sale Price \$255,000 Land Sale Date Land Sale Price <b>Improvement Summary</b> Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 2,220		<b>Assessed Value</b> Land Value Assessed \$135,000 Bldg. Value Assessed \$229,869 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$364,869	

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

0796191869  
LEHMAN, GORDON R JR LEHMAN,  
CATHERINE C  
6115 DODSWORTH DR  
RALEIGH NC 27612-2122

0796190716  
PATE, LESLIE R PATE, JOSEPH DIXON  
6200 CHATFORD DR  
RALEIGH NC 27612-6254

0796190826  
MCLEOD, JOSEPH B MCLEOD, LYNN D  
6204 CHATFORD DR  
RALEIGH NC 27612-6254

0796190937  
COULSON, RONALD R COULSON,  
PATRICIA M  
6208 CHATFORD DR  
RALEIGH NC 27612-6254

0796191767  
DAUCHERT, STEPHEN P DAUCHERT,  
LEIGH L  
6109 DODSWORTH DR  
RALEIGH NC 27612-2122

0796193983  
HUSKINS, WILLIAM B HUSKINS, HARRIET L  
6112 DODSWORTH DR  
RALEIGH NC 27612-2123

0796194800  
SIMON, PAUL ALLEN SIMON, ANN L  
6108 DODSWORTH DR  
RALEIGH NC 27612-2123

0797100134  
RIDICK, ROBERT J JR RIDICK, ANNIE K  
6212 CHATFORD DR  
RALEIGH NC 27612-6254

0797101073  
ALK PROPERTY, LLC  
6117 DODSWORTH DR  
RALEIGH NC 27612-2122